

# MAGNOLIA

## ELEVATION A

# PRINCE PLACE LOT 68



**INCLUDED OPTIONS:**  
**1st FLOOR**  
**COVERED REAR PORCH**  
**GOURMET KITCHEN**  
**FIREPLACE W/ BUILT-INS**  
**FIXED WINDOWS @ FAMILY ROOM**  
**TRAY @ DINING**  
**GUEST SUITE ILO STUDY**  
**GUEST SHOWER ILO TUB**  
**OWNERS SPA SHOWER**  
**DOOR TO PORCH @ OWNERS**  
**4' GARAGE EXTENSION**

REVISION NUMBER

**MAIN STREET**  
*Designs*  
 Main Street Designs of Georgia, LLC  
 www.MainStreetDesigns.com  
 3650 Royal Blvd. South, Suite 135  
 Alpharetta, GA 30022  
 O. (404) 996-5722

**DAVIDSON**  
**HOMES**  
 Your Community Builder

1/8" = 1'-0"

RELEASE DATE  
06-15-2021

PROJECT NUMBER  
-----

OPTION NO.  
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MODEL  
**MAGNOLIA**

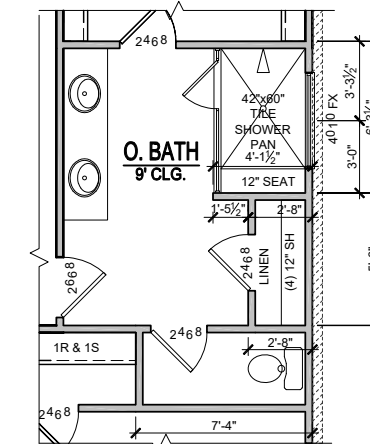
DRAWING TITLE  
**COVER SHEET**

OPTION DESCRIPTION

SHEET NO.  
**CS-1.0**

| BASE HOUSE SQUARE FOOTAGE CALCULATIONS |            |            |             |            |          | TOTAL UNDER ROOF |
|--|------------|------------|-------------|------------|----------|------------------|
| ELEVATIONS                             | 1st FLOOR  | TOTAL FIN. | FRONT PORCH | REAR PORCH | GARAGE   |                  |
| ELEV. A                                | 2,524 s.f. | 2,524 s.f. | 160 s.f.    | 300 s.f.   | 396 s.f. | 3,380 s.f.       |
| <b>OPTIONS:</b>                        |            |            |             |            |          |                  |
| GARAGE EXTENSION                       |            |            |             | + 80 s.f.  |          |                  |

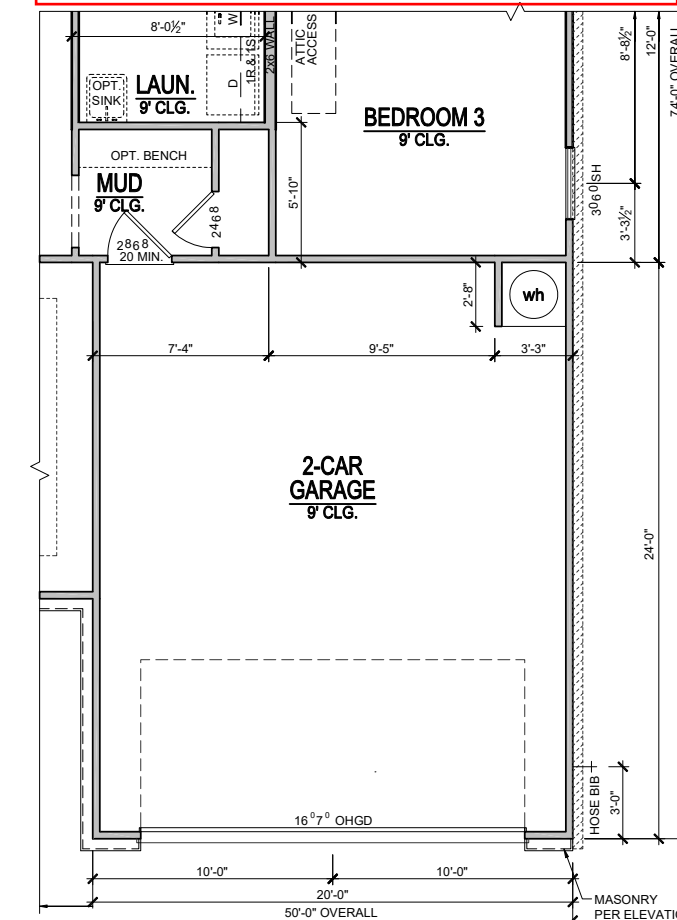
# PRINCE PLACE LOT 68



**OPT. SPA SHOWER**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

## OPT. 4' FRONT LOAD GARAGE EXT. 1st FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



| REVISION NUMBER |
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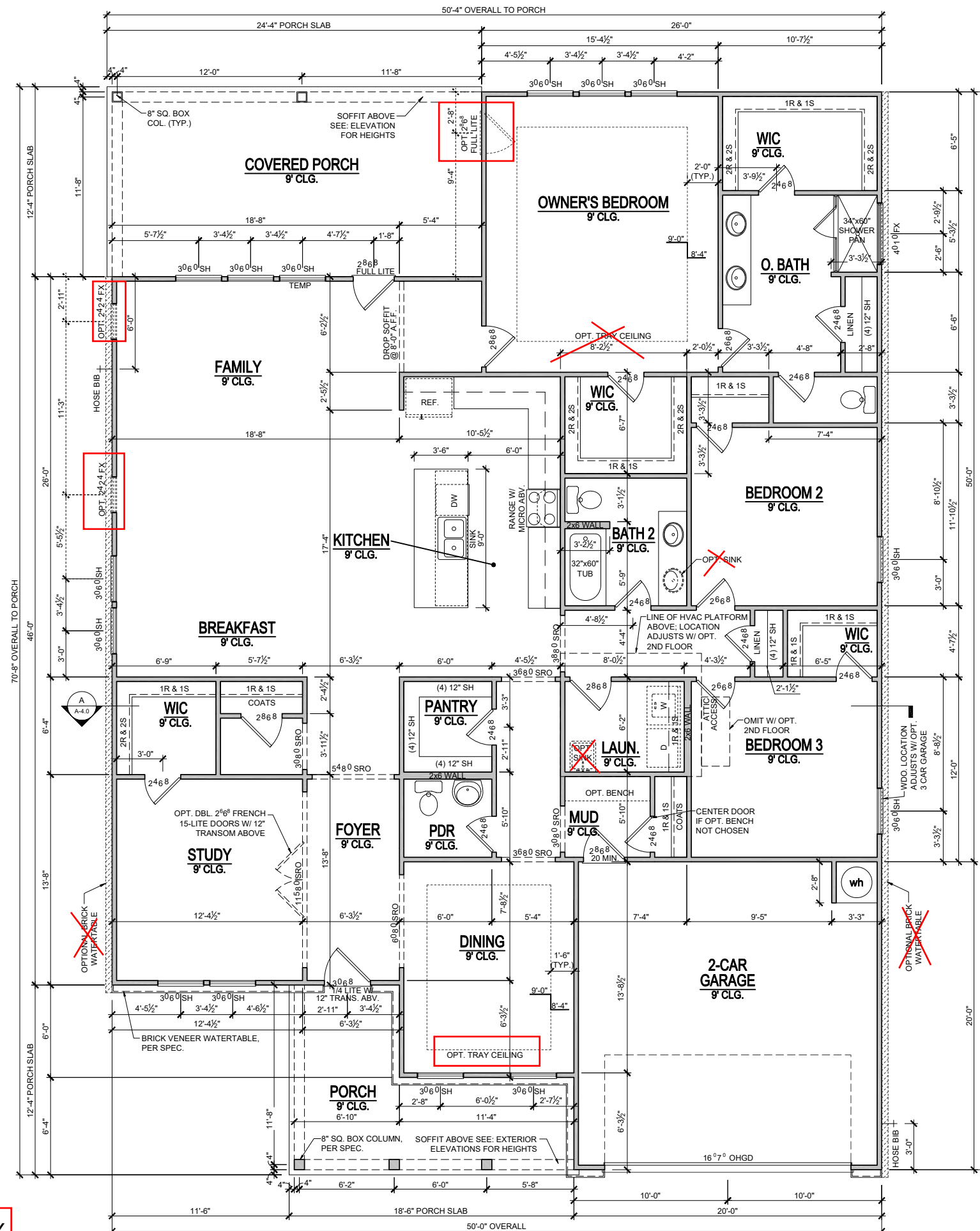
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**DAVIDSON HOMES**  
Your Community Builder

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|----------------|------------|
| RELEASE DATE   | 06-15-2021 |
| PROJECT NUMBER | -----      |
| OPTION NO.     | -----      |

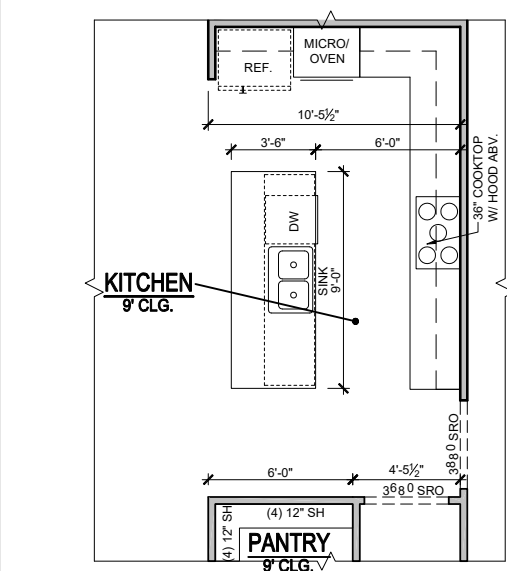
MODEL **MAGNOLIA**  
DRAWING TITLE **FIRST FLOOR PLAN**  
OPTION DESCRIPTION **ELEVATION - A**

SHEET NO. **A-1.0A**

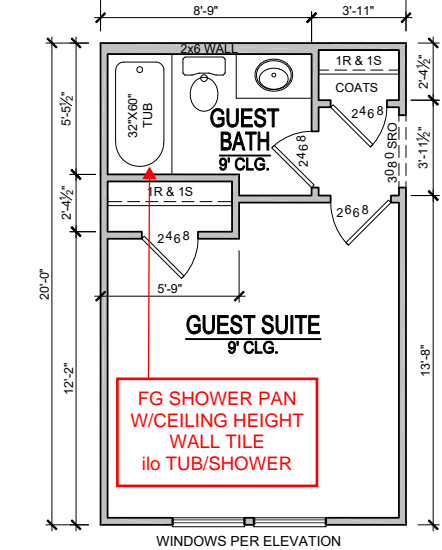


**1st FLOOR PLAN - ELEVATION A**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

**OPT. FIREPLACE**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

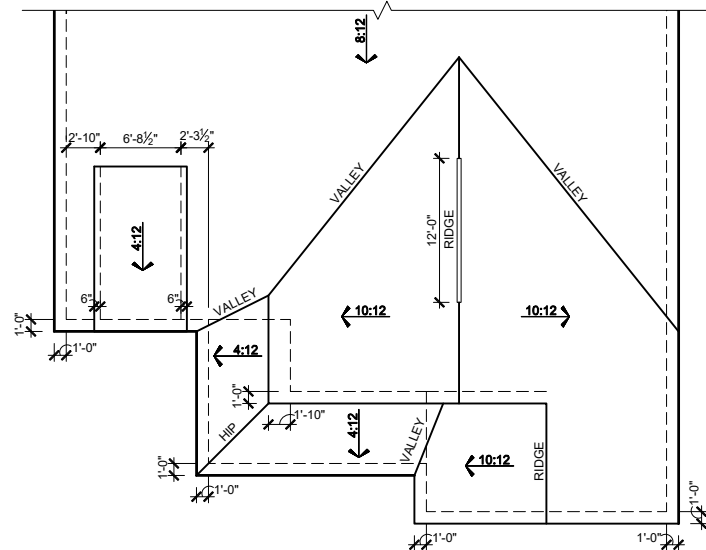


**OPT. GOURMET KITCHEN**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



**OPT. GUEST SUITE illo STUDY**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

# PRINCE PLACE LOT 68



## OPT. 4' FRONT LOAD GARAGE EXT. ELEVATION A - ROOF PLAN

SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

### ATTIC VENT CALCULATIONS

**MAIN ROOF**  
3438 SQ FT UNDER ROOF ATTIC  
300 SQ FT / 1 SQ FT = 11.46 SQ FT VENTILATION

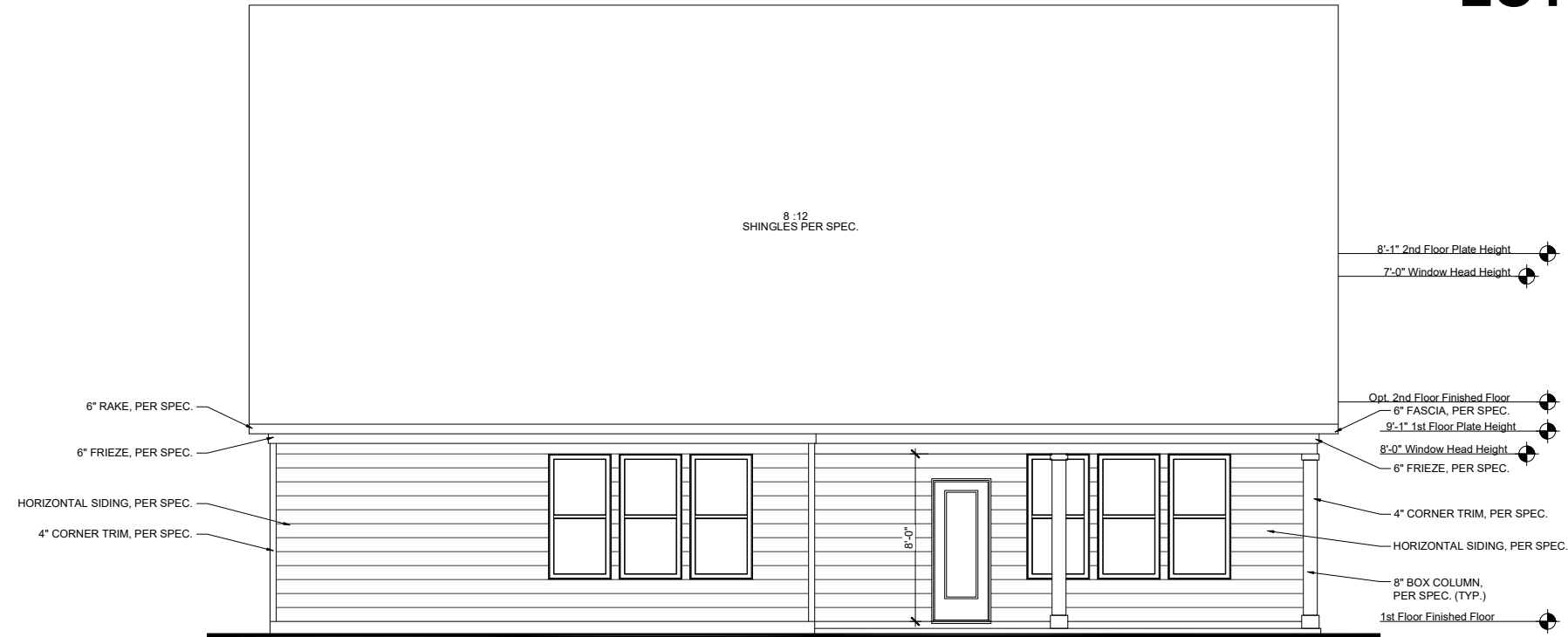
RIDGE VENTS 18 SQ IN = (.125 SQ FT)  
SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)  
BOX VENTS 50 SQ IN = (.347 SQ FT)

11.46 SQ FT x 50% = 5.730 SQ FT OF RIDGE  
11.46 SQ FT x 50% = 5.730 SQ FT OF SOFFIT

RIDGE VENT  
5.730 SQ FT = 45.8 FEET OF RIDGE VENT  
0.125 SQ FT  
SOFFIT VENT  
5.730 SQ FT = 91.7 FEET OF SOFFIT VENT  
0.0625 SQ FT

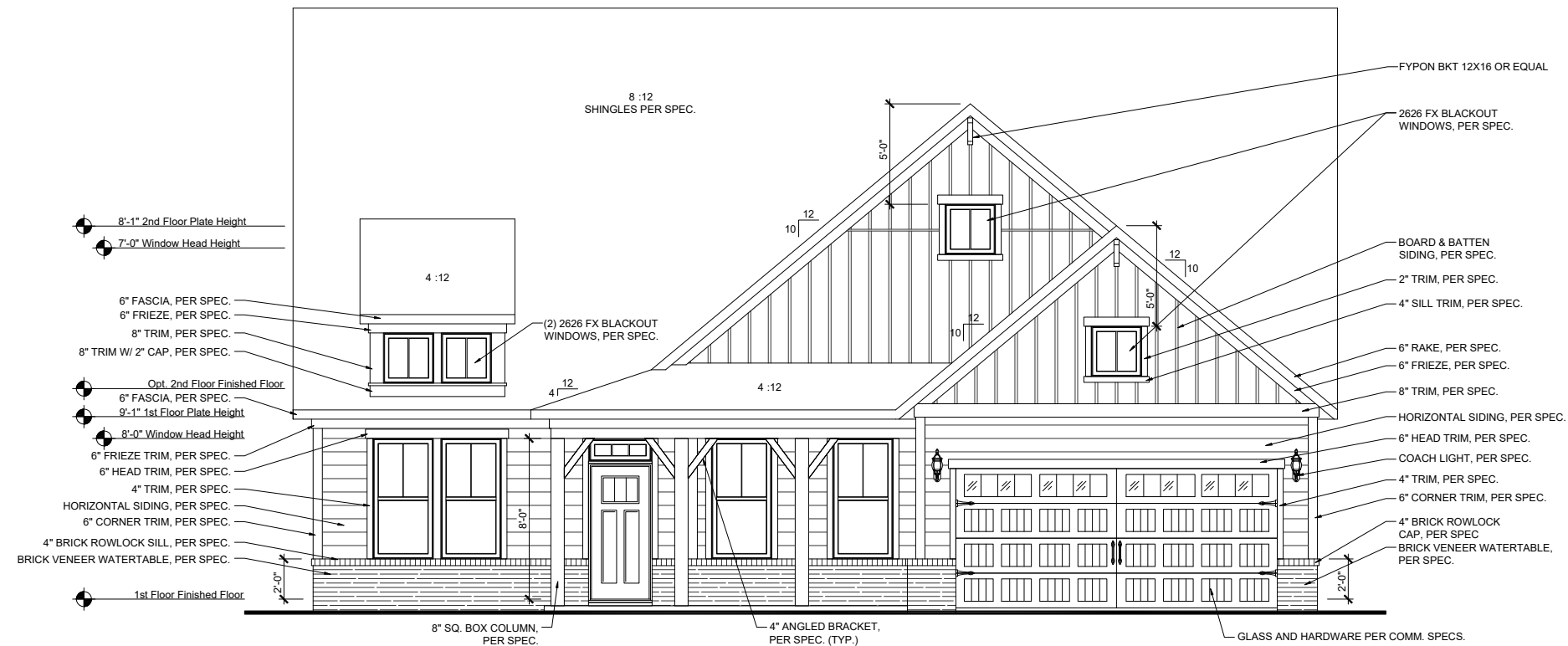
ACTUAL RIDGE VENT PROVIDED 48 FEET  
ACTUAL SOFFIT VENT PROVIDED 83 FEET  
NUMBER OF BOX VENTS NEEDED -0.7 COUNT  
(REQ. - ACTUAL x .347) (NEGATIVE = 0)

| FACADE PERCENTAGES |      |     |
|--------------------|------|-----|
| MATERIALS          | S.F. | %   |
| SIDING             | 170  | 40  |
| SHAKE              | 0    | 0   |
| BOARD & BATT       | 179  | 41  |
| HARDI BOARD        | 0    | 0   |
| STONE VENEER       | 0    | 0   |
| BRICK VENEER       | 77   | 18  |
| TOTAL              | 422  | 100 |
| MASONRY %          |      | 18  |



## REAR ELEVATION

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



## OPT. 4' FRONT LOAD GARAGE EXT. FRONT ELEVATION - 'A'

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

REVISION NUMBER

**MAIN STREET**  
DESIGNS

Main Street Designs of Georgia, LLC  
www.MainStreetDesignsLLC.com  
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O. (404) 996-5722

**DAVIDSON**  
HOMES  
Your Community Builder

1/8"=1'-0"

RELEASE DATE  
06-15-2021

PROJECT NUMBER  
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OPTION NO.  
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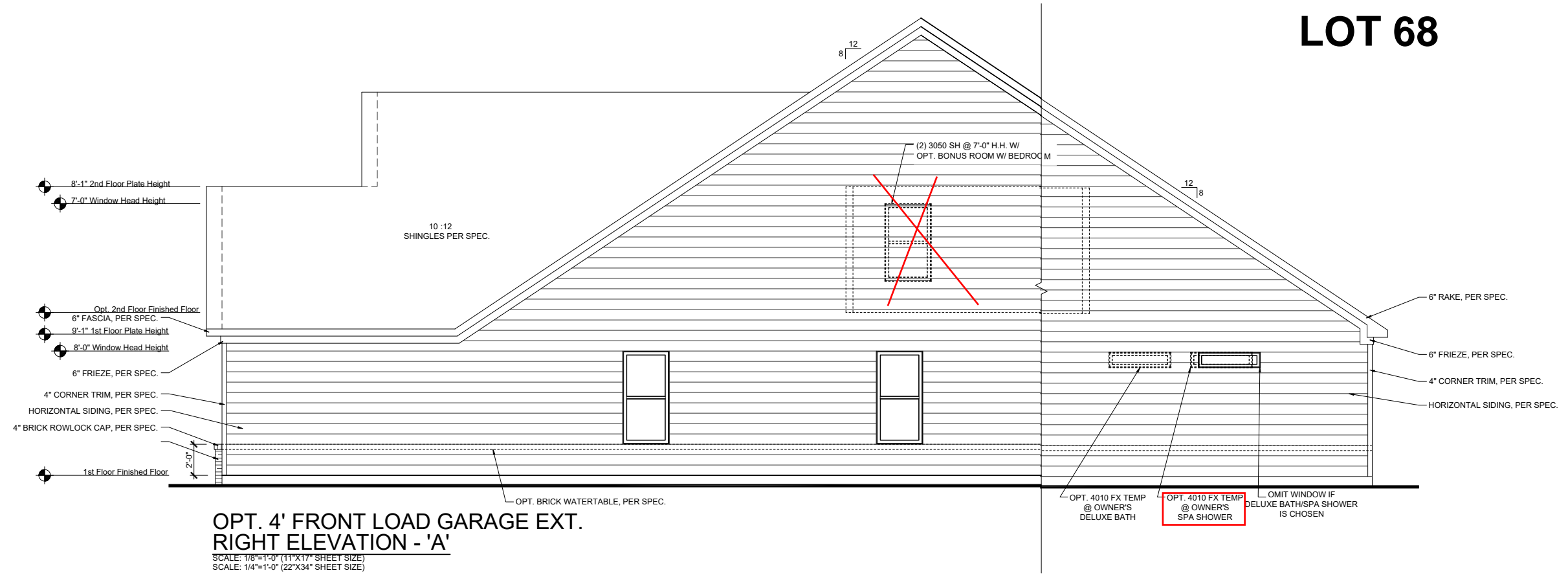
MODEL  
**MAGNOLIA**

DRAWING TITLE  
**PLAN OPTIONS**

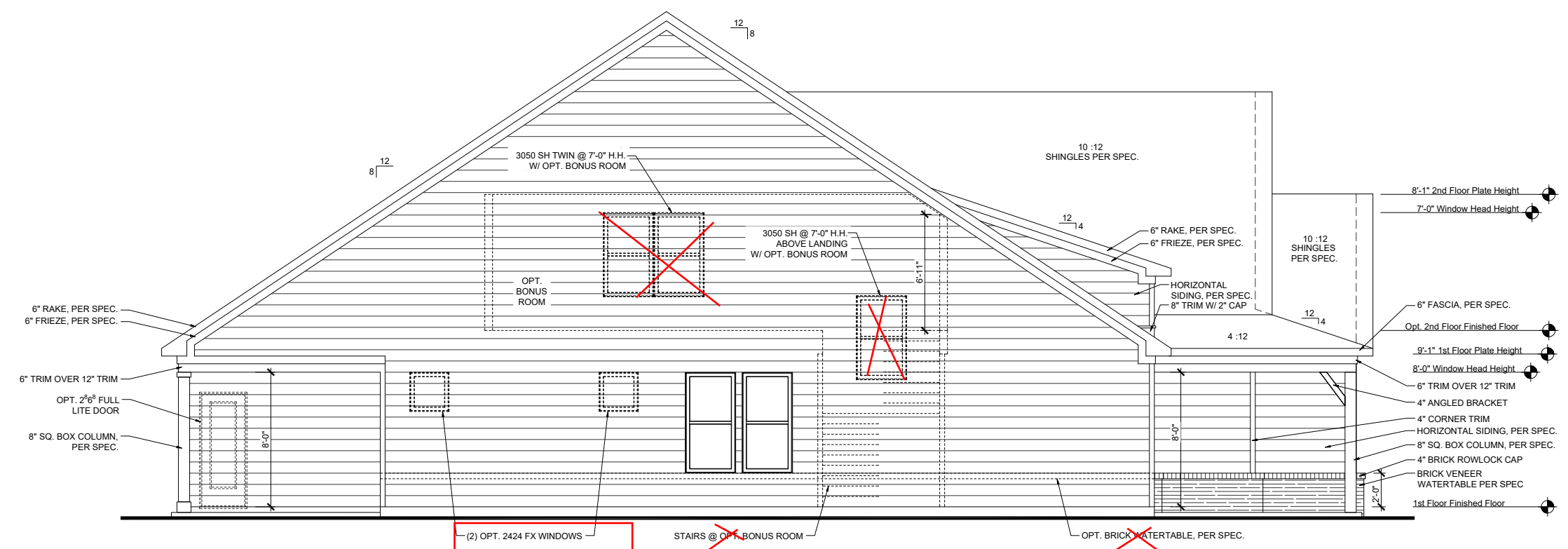
OPTION DESCRIPTION  
4' FRONT LOAD GARAGE 'A'

SHEET NO.  
**0-3.1A**

# PRINCE PLACE LOT 68



**OPT. 4' FRONT LOAD GARAGE EXT.  
RIGHT ELEVATION - 'A'**  
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



**LEFT ELEVATION - 'A'**  
SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

| REVISION NUMBER |
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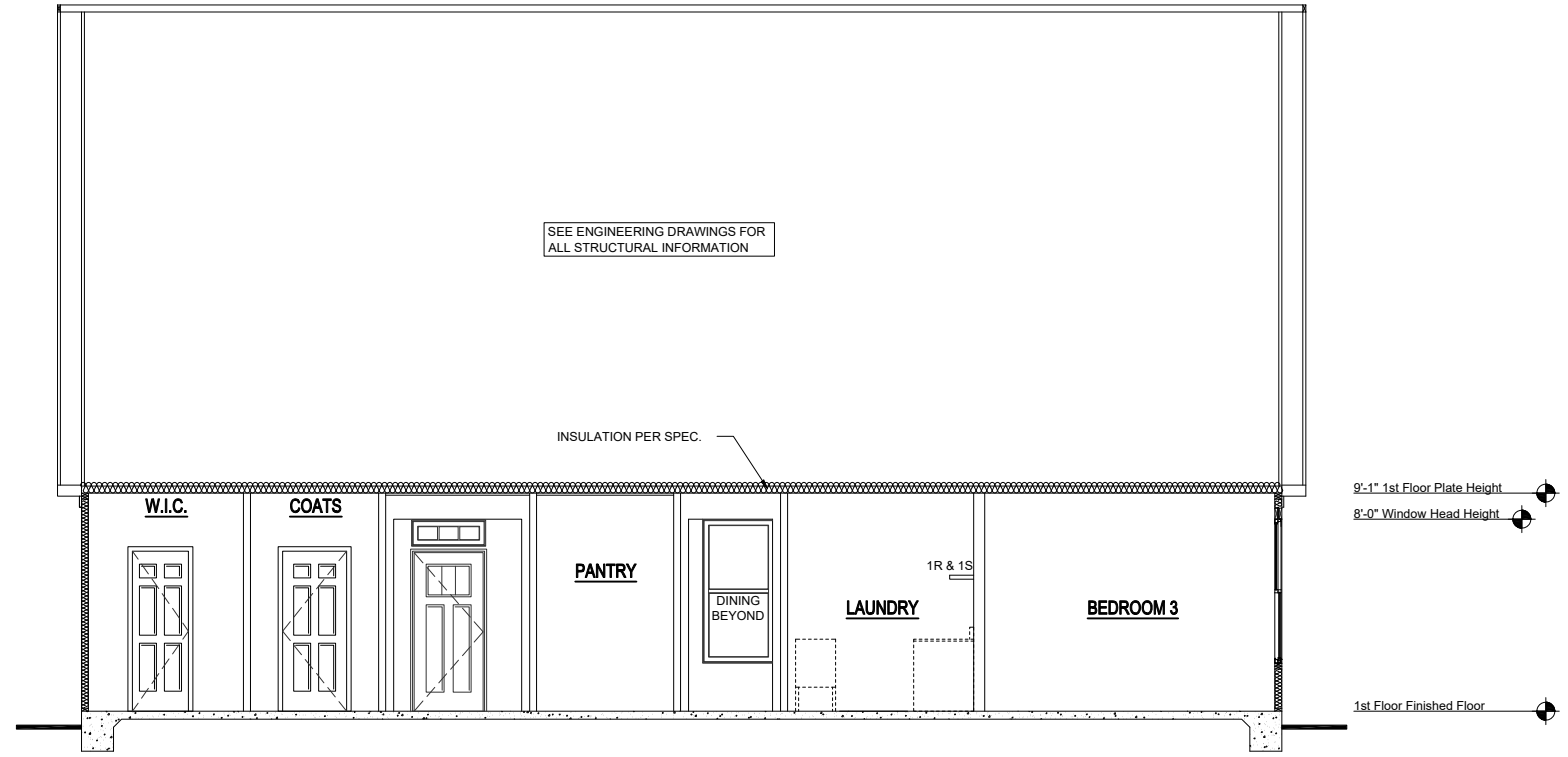
**MAIN STREET DESIGN**  
Main Street Designs of Georgia, LLC  
www.MainStreetDesigns.com  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022  
O. (404) 996-5722

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|                            |
|----------------------------|
| 1/8"=1'-0"                 |
| RELEASE DATE<br>06-15-2021 |
| PROJECT NUMBER<br>-----    |
| OPTION NO.<br>-----        |

MODEL  
**MAGNOLIA**  
DRAWING TITLE  
**SIDE ELEVATIONS**  
OPTION DESCRIPTION  
ELEVATION - A

SHEET NO.  
**A-2.1A**



**SECTION - A @ SLAB**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

| REVISION NUMBER |
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



























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**HOMES**  
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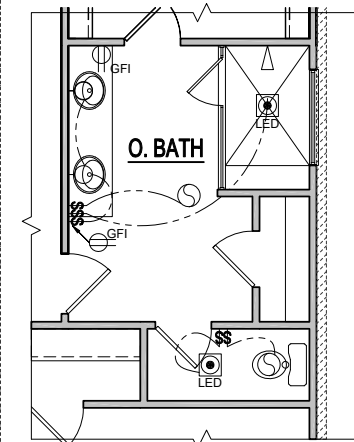
|                            |   |
|----------------------------|---|
| 1/8" = 1'-0"               |   |
| RELEASE DATE<br>06-15-2021 | PROJECT NUMBER<br>-----                   |
| OPTION NO.<br>-----        | OPTION NO.<br>-----                       |
| MODEL<br><b>MAGNOLIA</b>   | DRAWING TITLE<br><b>BUILDING SECTIONS</b> |
| OPTION DESCRIPTION         |   |

SHEET NO.  
**A-3.0A**

**PRINCE PLACE  
LOT 68**

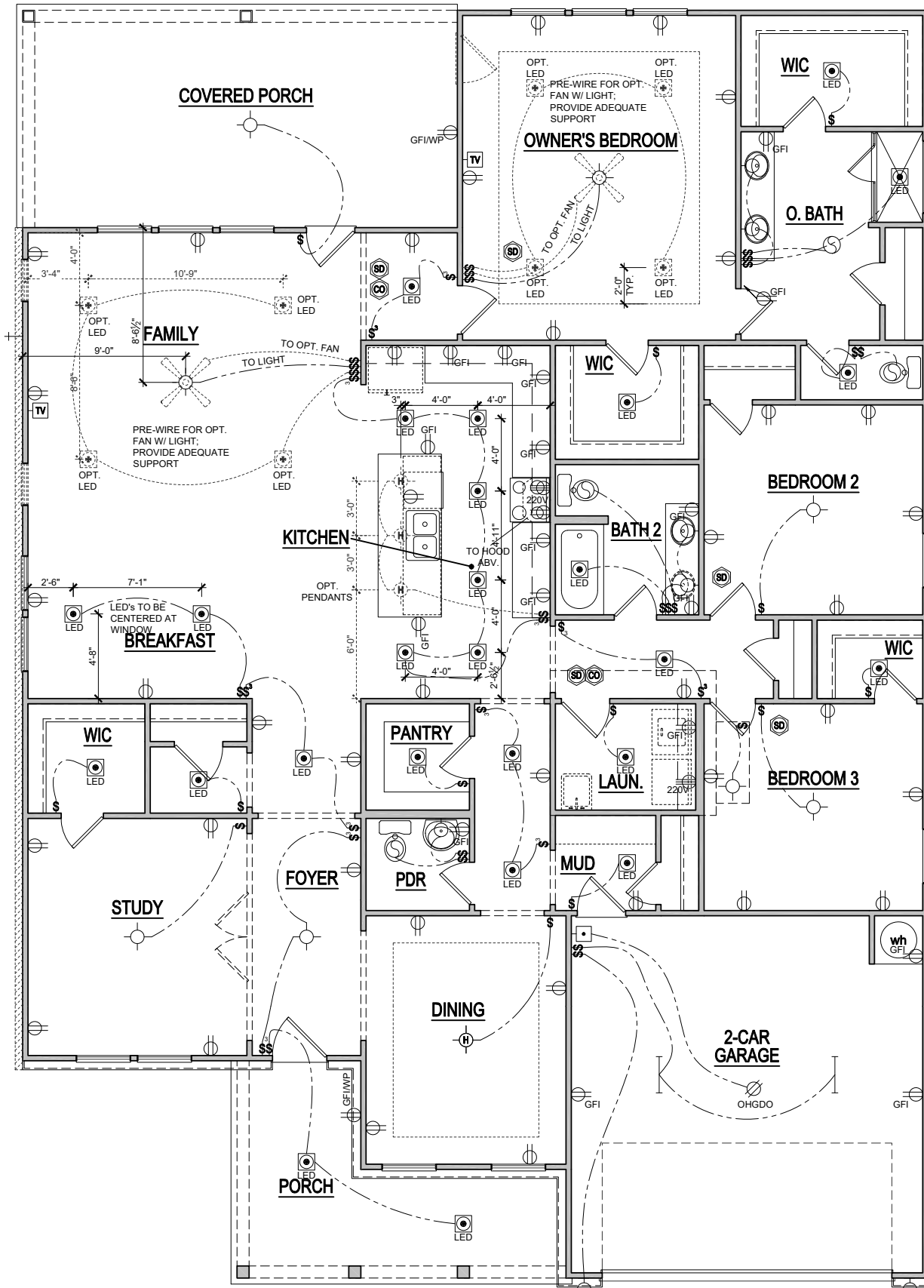
**ELECTRICAL KEY**

-  CEILING RECEP.
-  DUPLEX RECEP.
-  SPLIT SWITCHED RECEP.
-  FLOOR RECEP.
-  QUADPLEX RECEP.
-  GROUND FAULT RECEP.
-  WEATHER PROOF RECEP.
-  220v RECEP.
-  EXHAUST FAN.
-  EXHAUST FAN / LIGHT.
-  EXHAUST FAN / HEAT LIGHT.
-  LED CAN.
-  VAPOR PROTECTED LIGHT.
-  CEILING LIGHT.
-  HANGING CEILING LIGHT.
-  WALL LIGHT.
-  WALL SCONCE LIGHT.
-  SINGLE SWITCH.
-  3-WAY SWITCH.
-  4-WAY SWITCH.
-  DIMMER SWITCH.
-  CABLE T.V. JACK.
-  BUTTON.
-  PHONE JACK.
-  DIRECT WIRE.
-  SECURITY SYSTEM PHONE JACK.
-  SMOKE DETECTOR.
-  CARBON MONOXIDE DETECTOR.
-  ELECTRICAL PANEL.
-  DISCONNECT SWITCH.
-  ELECTRIC METER.
-  1 TUBE FLUORESCENT.
-  2 TUBE FLUORESCENT.
-  FLOOD LIGHT.
-  CHIMES.
-  CEILING FAN.
-  CEILING FAN W/ LIGHT.



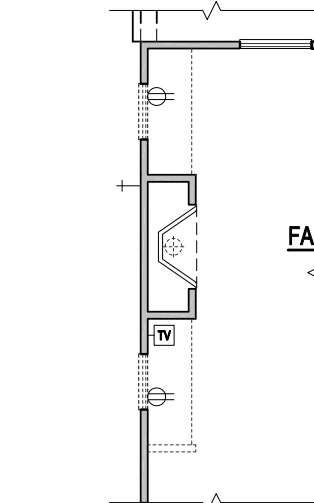
**OPT. SPA SHOWER**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



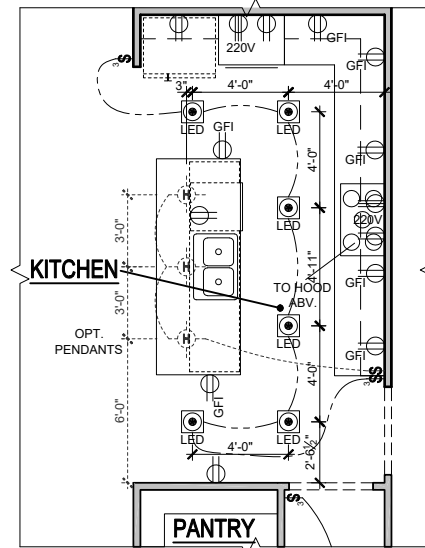
**ELEVATION - A  
FIRST FLOOR ELECTRICAL PLAN**

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SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



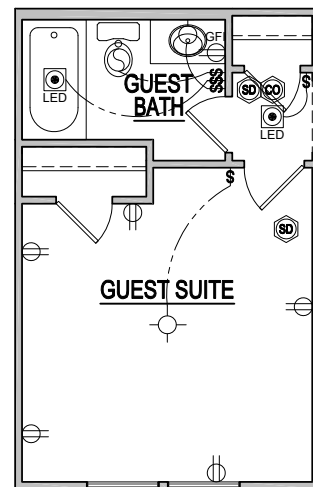
**OPT. FIREPLACE**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



**OPT. GOURMET KITCHEN**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



**OPT. GUEST SUITE illo STUDY**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

REVISION NUMBER

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**HOMES**  
Your Community Builder

1/8"=1'-0"

|                |            |
|----------------|------------|
| RELEASE DATE   | 06-15-2021 |
| PROJECT NUMBER |            |
| OPTION NO.     |            |

|                    |                             |
|--------------------|-----------------------------|
| MODEL              | <b>MAGNOLIA</b>             |
| DRAWING TITLE      | <b>1ST FLOOR ELEC. PLAN</b> |
| OPTION DESCRIPTION | <b>ELEVATION - A</b>        |

SHEET NO.  
**E-1.0A**

SCALE NOTE:  
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.  
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

# PRINCE PLACE LOT 68

120 MPH ULTIMATE DESIGN WIND SPEED  
NOTES FOR LESS THAN  
30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF SLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- WALL CLADDING DESIGNED FOR 153 PSF AND -20 PSF (-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.).
- ROOF CLADDING DESIGNED FOR 142 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 11/12 AND 120 PSF AND -16 PSF FOR ROOF PITCHES 12/12 TO 14/12.
- INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R601.03 OF THE NRC. 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAIL SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC. 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
- INSTALL DOUBLE OR TRIPLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WITH THE FOUNDATION WALLS TOGETHER.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**J.S. THOMPSON**  
ENGINEERING, INC  
606 WADE AVE., SUITE 104 RALEIGH, NC 27605  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C1713

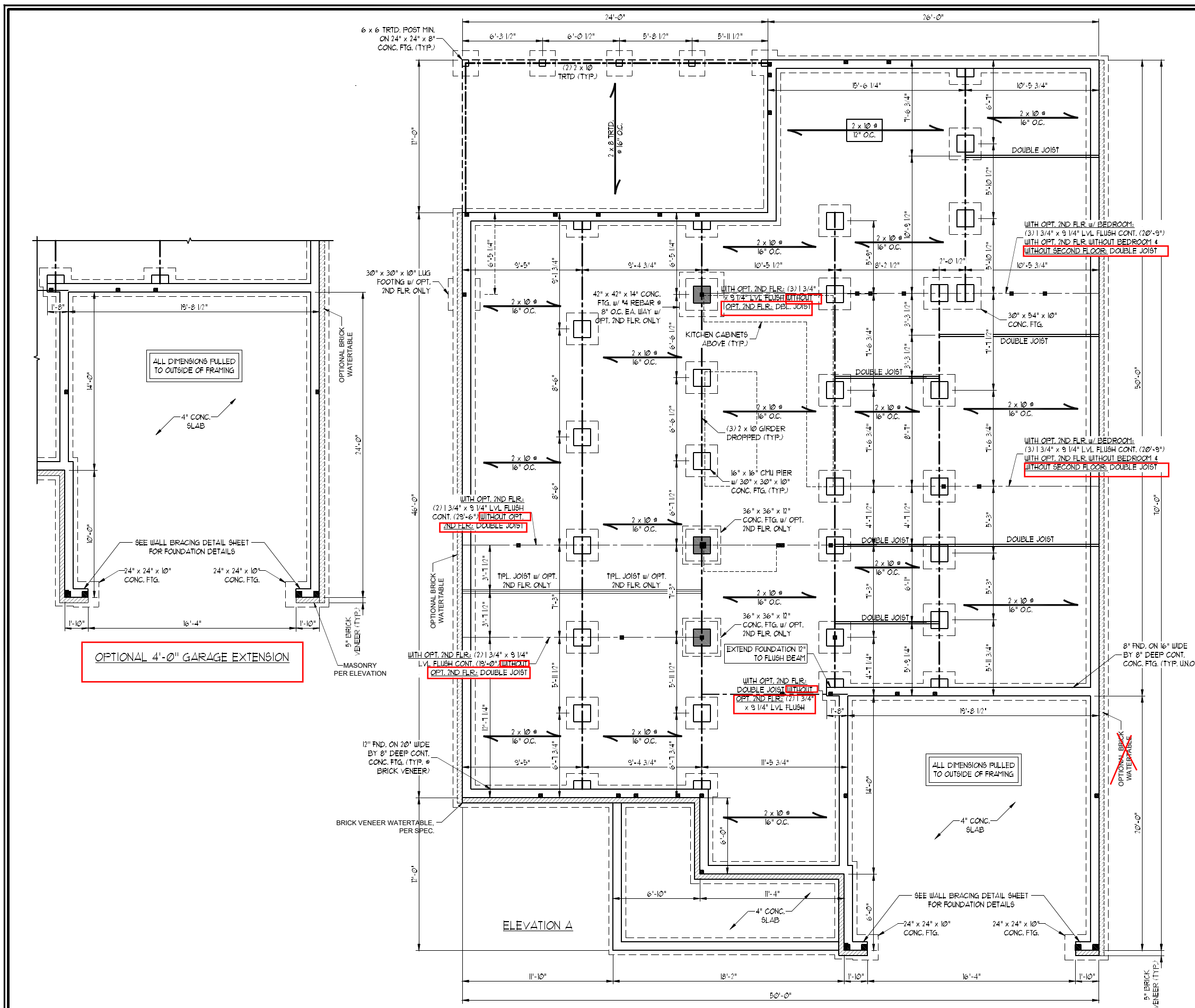
MAGNOLIA  
DAVIDSON HOMES

DATE: OCTOBER 1, 2021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: MAIN STREET DESIGNS  
ENGINEERED BY: ZHH

SHEET: 2 OF 32  
S-1.1b  
CRAWL FOUNDATION  
PLAN w/ OPT. 2 x 10 JOISTS



10/4/2021



ALL DIMENSIONS PULLED TO OUTSIDE OF FRAMING

4" CONC. SLAB

OPTIONAL 4'-0" GARAGE EXTENSION

ALL DIMENSIONS PULLED TO OUTSIDE OF FRAMING

4" CONC. SLAB

ELEVATION A

SCALE NOTE:  
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.  
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

## PRINCE PLACE LOT 68

### BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GBS REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GBS WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.
- 

### BRACED WALL DESIGN

| RECTANGLE A                   |                              | RECTANGLE B                   |                              |
|-------------------------------|------------------------------|-------------------------------|------------------------------|
| SIDE 1A (FRONT LOAD)          | SIDE 1B                      | SIDE 2A                       | SIDE 2B                      |
| METHOD: CS-USP/FF             | METHOD: FF                   | METHOD: CS-USP                | METHOD: CS-USP               |
| TOTAL REQUIRED LENGTH: 115'   | TOTAL REQUIRED LENGTH: 21'   | TOTAL REQUIRED LENGTH: 115'   | TOTAL REQUIRED LENGTH: 21'   |
| TOTAL PROVIDED LENGTH: 16.46' | TOTAL PROVIDED LENGTH: 6.0'  | TOTAL PROVIDED LENGTH: 26.04' | TOTAL PROVIDED LENGTH: 12.0' |
| SIDE 3A                       | SIDE 3B                      | SIDE 3B/4A COMBINED           |                              |
| METHOD: CS-USP                | METHOD: CS-USP               | METHOD: CS-USP                |                              |
| TOTAL REQUIRED LENGTH: 85'    | TOTAL REQUIRED LENGTH: 105'  | TOTAL REQUIRED LENGTH: 105'   |                              |
| TOTAL PROVIDED LENGTH: 46.2'  | TOTAL PROVIDED LENGTH: 41.0' | TOTAL PROVIDED LENGTH: 41.0'  |                              |
| SIDE 4A (SIDE LOAD)           | SIDE 4B                      | SIDE 4B                       |                              |
| METHOD: CS-USP/FF             | METHOD: CS-USP               | METHOD: CS-USP                |                              |
| TOTAL REQUIRED LENGTH: 85'    | TOTAL REQUIRED LENGTH: 22.0' | TOTAL REQUIRED LENGTH: 22.0'  |                              |
| TOTAL PROVIDED LENGTH: 45.0'  | TOTAL PROVIDED LENGTH: 22.0' | TOTAL PROVIDED LENGTH: 22.0'  |                              |

### STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 SPF #2 OR SYP #2 (KILN DRIED) (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS ALUMINUM OR COLUMN ENG. BY OTHERS. SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

\*TSP INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R602.15  
MINIMUM NUMBER OF FULL HEIGHT STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

| HEADER SPAN (FEET) | MAXIMUM STUD SPACING (INCHES)<br>(PER TABLE R602.3(b)) |    |
|--------------------|--|----|
|                    | 16   | 24 |
| UP TO 3'           | 1  | 1  |
| 4'                 | 2  | 1  |
| 8'                 | 3  | 2  |
| 12'                | 5  | 3  |
| 16'                | 6  | 4  |

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N.C. LICENSE NO.: C1733

MAGNOLIA  
DAVIDSON HOMES

DATE: OCTOBER 1, 2021

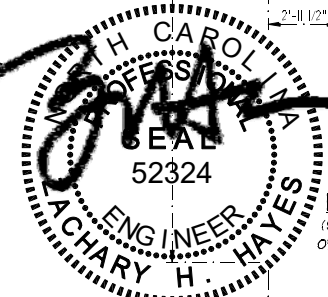
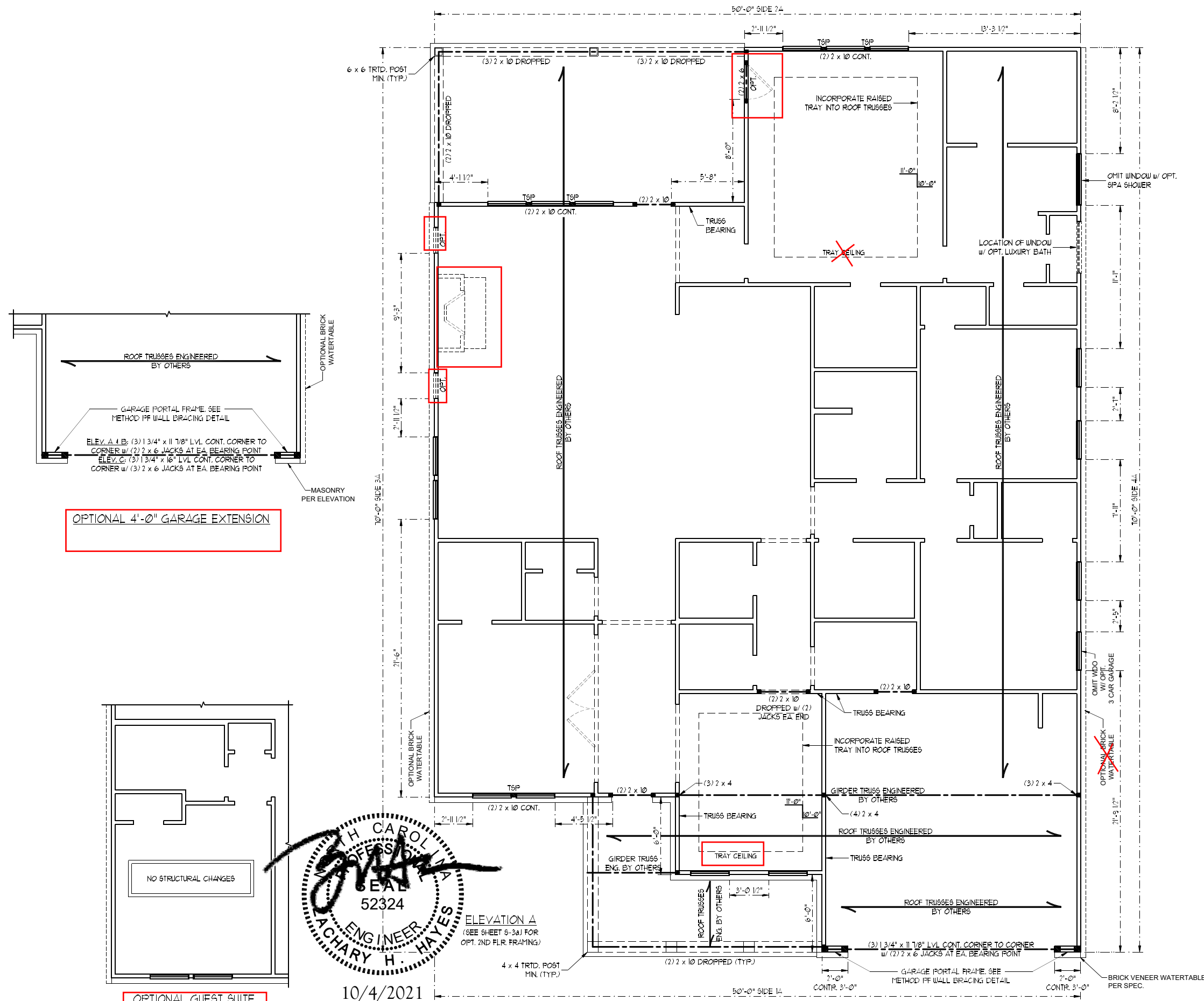
SCALE: 1/4" = 1'-0"

DRAWN BY: MAIN STREET DESIGNS

ENGINEERED BY: ZHH

SHEET: 11 OF 32

S-3a  
CEILING  
FRAMING PLAN



10/4/2021

OPTIONAL GUEST SUITE

OPTIONAL 4'-0" GARAGE EXTENSION

NO STRUCTURAL CHANGES

ELEVATION A  
(SEE SHEET 5-3a) FOR  
OPT. 2ND FLR. FRAMING



SCALE NOTE:  
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.  
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

# PRINCE PLACE LOT 68

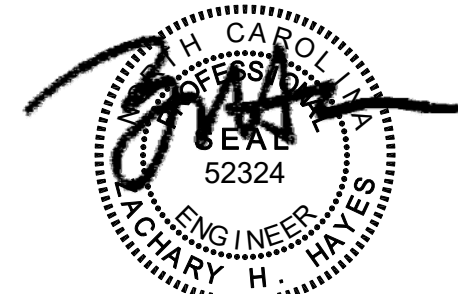
**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE #2 SFF (UNO).
2. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
3. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
4. REFER TO SECTION R202.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
5. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

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MAGNOLIA  
 DAVIDSON HOMES



10/4/2021

DATE: OCTOBER 1, 2021

SCALE: 1/4" = 1'-0"

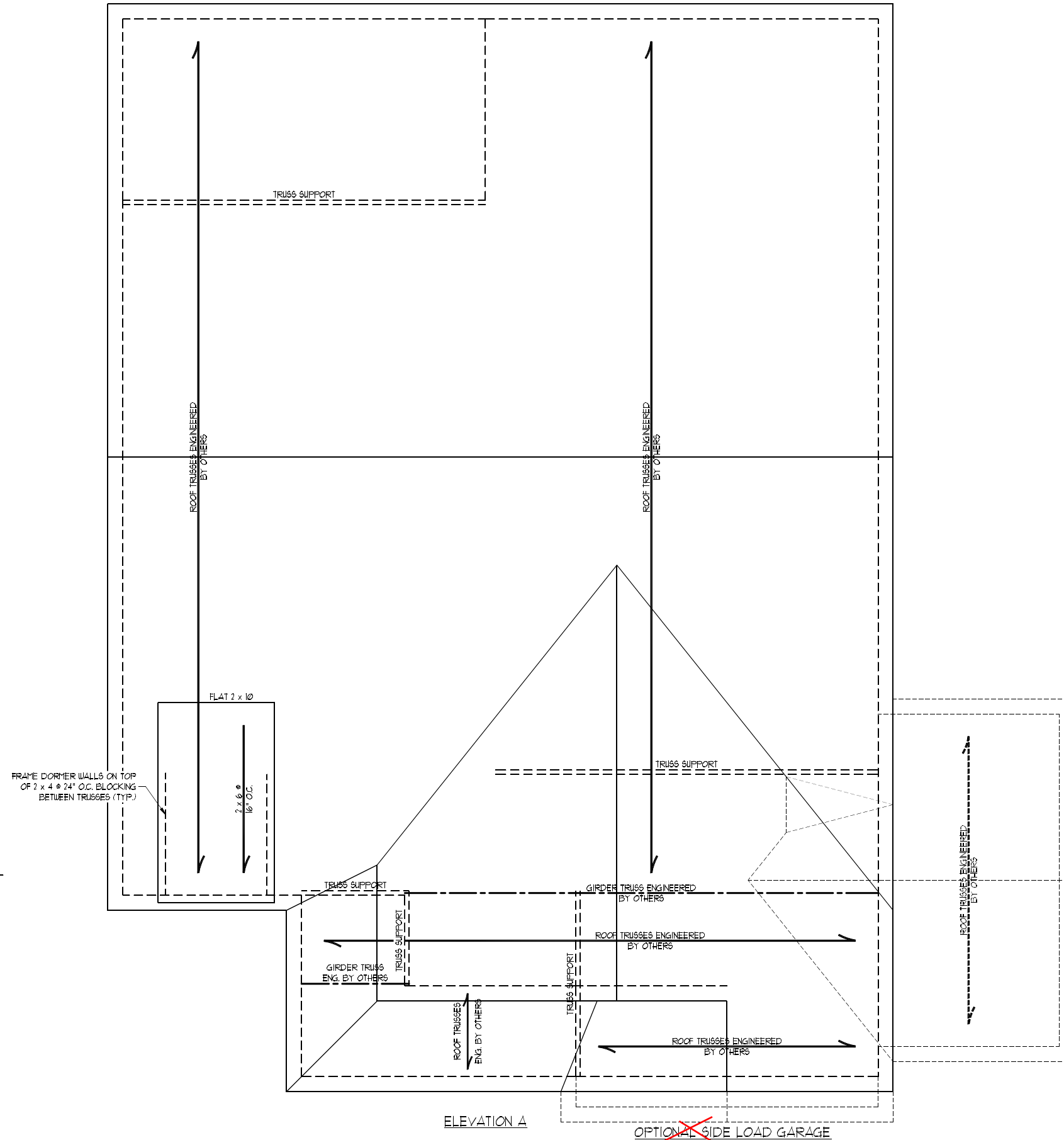
DRAWN BY: MAIN STREET DESIGNS

ENGINEERED BY: ZHH

SHEET: 17 OF 32

**S-5.1a**  
 ROOF FRAMING  
 PLAN

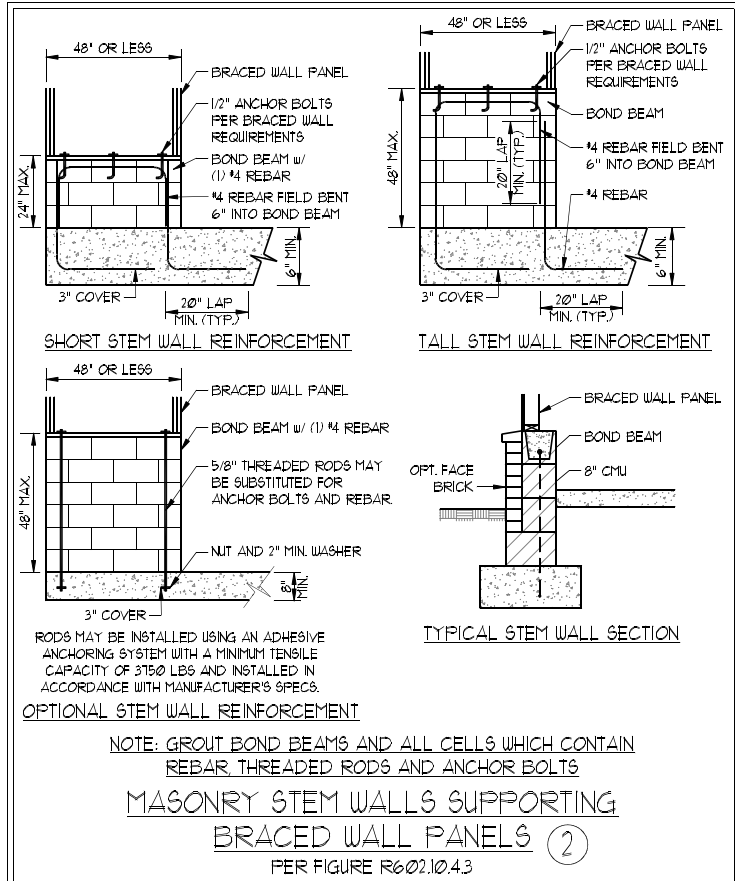
~~OPTIONAL THIRD  
 CAR GARAGE~~



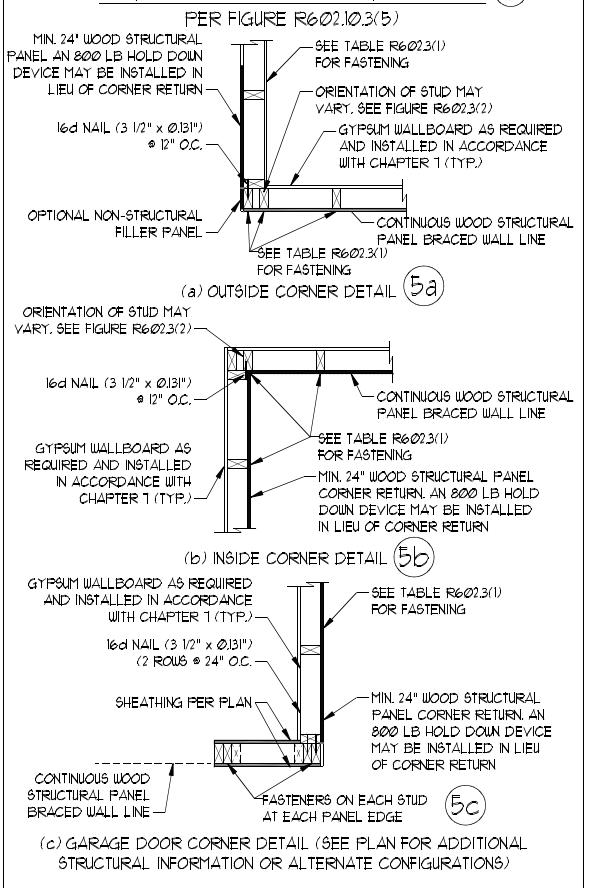
OPT. 4 FRONT LOAD GARAGE EXT.

**GENERAL WALL BRACING NOTES:**

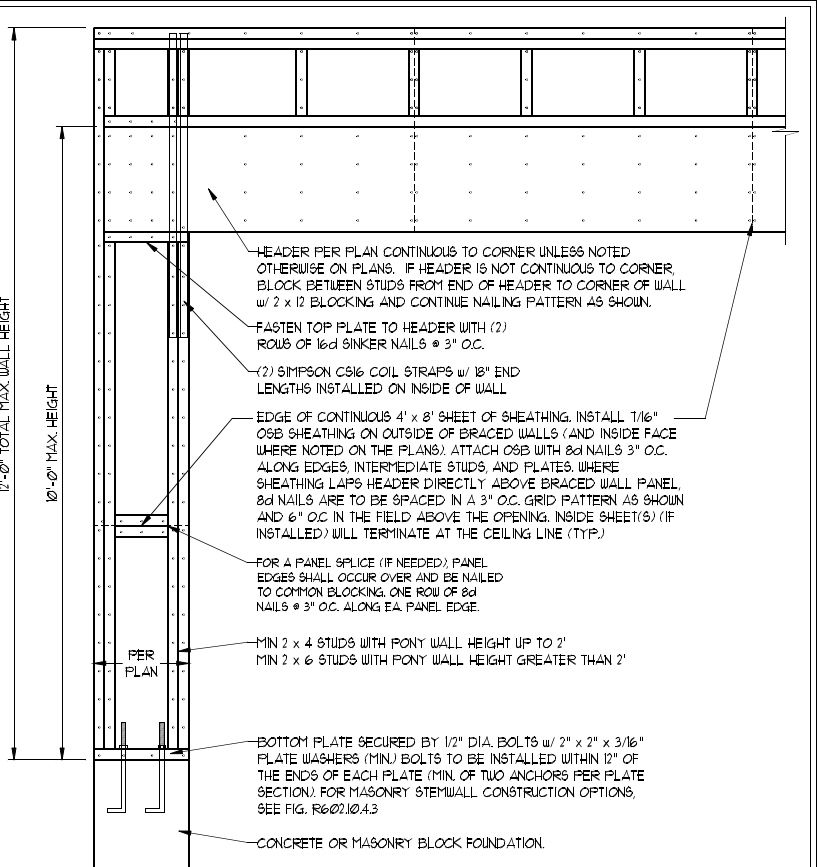
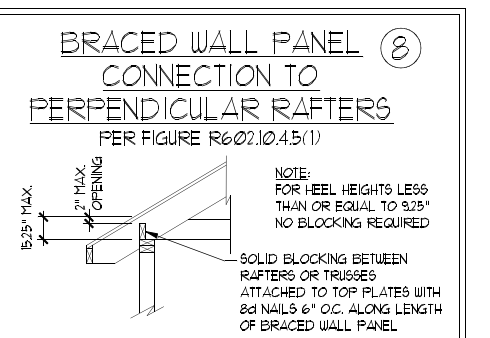
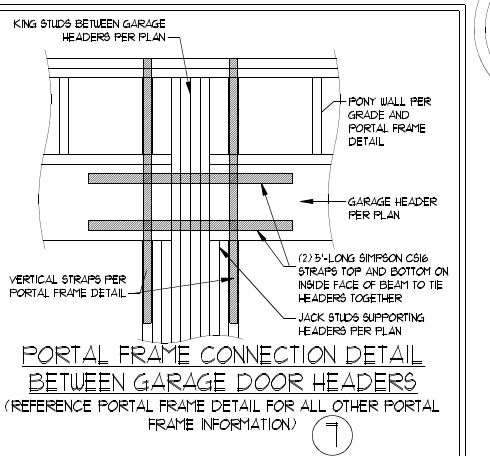
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-40SP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
7. CS-40SP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.131" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-40SP CONTRIBUTES ITS ACTUAL LENGTH. METHOD GB CONTRIBUTES 5 TIMES ITS ACTUAL LENGTH. AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



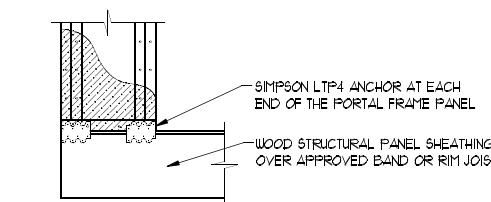
**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING**



**SCALE NOTE:**  
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 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

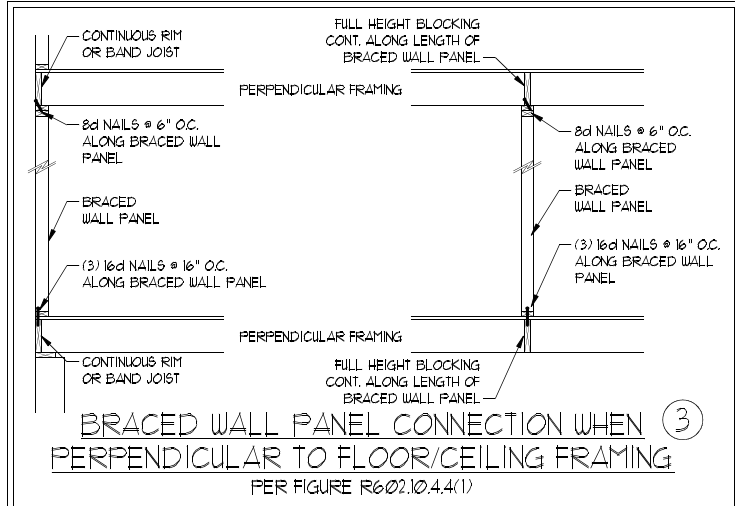


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

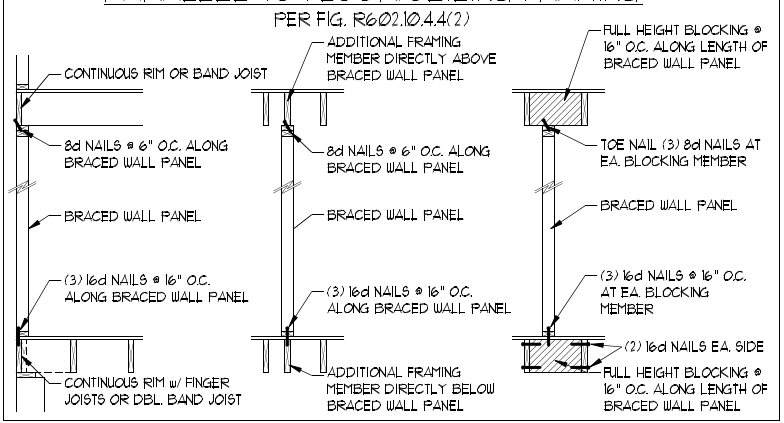


\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

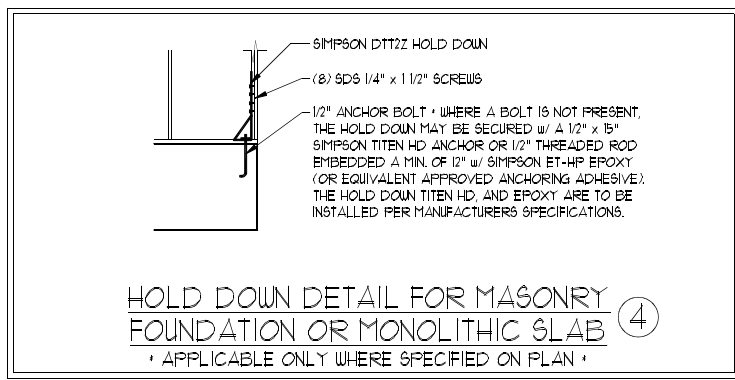
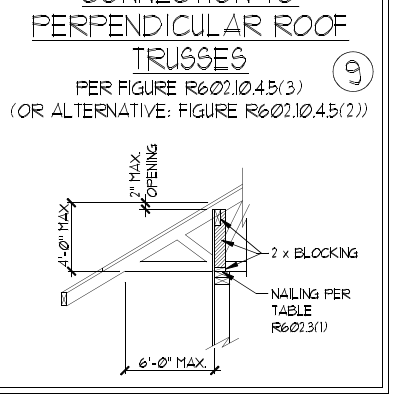
**METHOD PF - PORTAL FRAME DETAIL**



**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**



**BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES**



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 N.C. LICENSE NO.: C17133

MAGNOLIA DAVIDSON HOMES

DATE: OCTOBER 1, 2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: MAIN STREET DESIGNS  
 ENGINEERED BY: ZHH

SHEET 31 OF 32  
 D-4 WALL BRACING NOTES AND DETAILS

10/4/2021

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 - R301.7)

| DESIGN CRITERIA:               | LIVE LOAD (PSF)                                   | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE     | 20  | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE          | 10  | 10              | L/360                             |
| DECKS                          | 40  | 10              | L/360                             |
| EXTERIOR BALCONIES             | 40  | 10              | L/360                             |
| FIRE ESCAPES                   | 40  | 10              | L/360                             |
| HANDRAILS/GUARDRAILS           | 200 LB OR 50 (PLF)                                | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE       | 50  | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM | 40  | 10              | L/360                             |
| SLEEPING ROOMS                 | 30  | 10              | L/360                             |
| STAIRS                         | 40  | 10              | L/360                             |
| WIND LOAD                      | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) |                 |                                   |
| GROUND SNOW LOAD: Pg           | 20 (PSF)  |                 |                                   |

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 GPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 

|                                |                                |
|--------------------------------|--------------------------------|
| A. W AND WT SHAPES:            | ASTM A992                      |
| B. CHANNELS AND ANGLES:        | ASTM A36                       |
| C. PLATES AND BARS:            | ASTM A36                       |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B              |
| E. STEEL PIPE:                 | ASTM A53, GRADE B, TYPE E OR S |
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 

|                            |  |
|----------------------------|--|
| A. WOOD FRAMING            | (2) 1/2" DIA. x 4" LONG LAG SCREWS               |
| B. CONCRETE                | (2) 1/2" DIA. x 4" WEDGE ANCHORS                 |
| C. MASONRY (FULLY GROUTED) | (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS |

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.2(1) OF THE NCRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

SCALE NOTE:  
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.  
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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N.C. LICENSE NO.: C1733

MAGNOLIA  
DAVIDSON HOMES



10/4/2021

|                               |
|-------------------------------|
| DATE: OCTOBER 1, 2021         |
| SCALE: 1/4" = 1'-0"           |
| DRAWN BY: MAIN STREET DESIGNS |
| ENGINEERED BY: JZH            |

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SHEET: 32 OF 32  
D-5  
STANDARD  
STRUCTURAL NOTES

# J.S. THOMPSON ENGINEERING, INC

structural and geotechnical  
custom residential design

March 19, 2021

Joshua Clowes  
Davidson Homes, LLC  
4208 Six Forks Road  
Suite 1000  
Raleigh, NC 27609

Re: "Magnolia" plan  
All elevations under construction

Dear Mr. Clowes:

Per your request, the plan noted above was reviewed to address an alternative for the LVL beam above the family room.

Analysis revealed a W 12 x 16 steel beam may be installed in lieu of the plan specified (3) 1 3/4" x 20" LVL beam. Secure a ripped 2x nailer and 1/2" OSB filler to the top flange with construction adhesive and set the top of the nailer flush with the top of the joists. Pack out the web on each side with 2x material secured with 1/2" through bolts with nuts and washers at 24" o.c. The beam is to be supported by (6) jacks at each end fastened with Simpson CS16 straps at 24" o.c. This configuration will provide the required support for all applied loads.

Please call me if you have any questions.

Sincerely,

J.S. Thompson Engineering, Inc.  
N.C. License No. C-1733

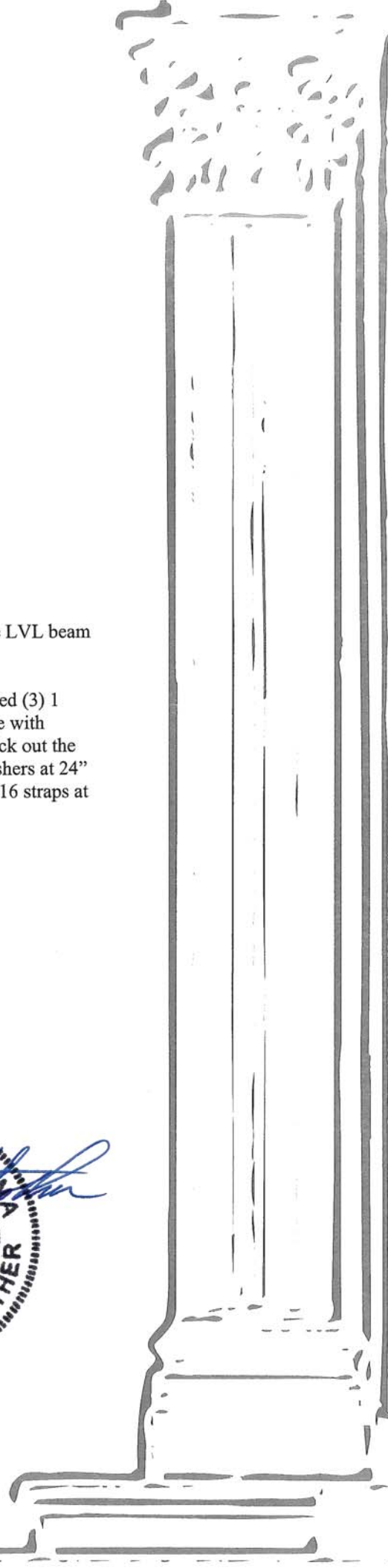
Joshua Grantham

Matthew G. Strother, P.E.



3/19/2021

606 Wade Avenue  
Raleigh, NC 27605  
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(919) 789-9921 FAX



**J.S. THOMPSON**  
**ENGINEERING, INC**

structural and geotechnical  
custom residential design

May 3, 2021

Garrison Safriet  
Davidson Homes, LLC  
4208 Six Forks Road  
Suite 1000  
Raleigh, NC 27609

Re: "Magnolia" plan

Dear Mr. Safriet:

The above noted plan was reviewed to address using Thermo-Ply Blue sheathing in lieu of 7/16" OSB sheathing at exterior walls.

Review revealed that Thermo-Ply Blue may be used in place of 7/16" OSB for all exterior walls with the exception of portal framed garage walls. Thermo-Ply Blue may also be used in place of gypsum board at all interior braced walls designated by the plan as "GB" wall bracing method. To install Thermo-Ply Blue sheathing, block all horizontal joints and fasten the sheathing with min. 15/16" crown, 16 ga. staples or .012" min. diameter 3/8" head diameter, 11 ga. 1 1/4" length nails. Space fasteners at 3" o.c. along panel edges and in the field with minimum 1" embedment into framing. Do not countersink fasteners. Install per manufacturer's specifications. This configuration will provide the required support for all applied loads.

Please call me if you have any questions.

Sincerely,

J.S. Thompson Engineering, Inc.  
N.C. License No. C-1733

Joshua A. Grantham

Matthew G. Strother, P.E.



5/3/2021